

About the application

Application number: 2021/90702	
What is the application for?:	Variation conditions 2 and 3 on previous permission 2018/94167 for erection of d
Address of the site or building:	adj, 27, Riley Park, Kirkburton, Huddersfield, HD8 0SA
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
We would like to object to this application on the grounds of Banking Stability and Flood Risk; Our garden backs on to the banking on which this building will be built. This rises approximately 30ft above our garden and in places is near vertical. At the bottom of the banking is a stream that forms the border between our garden and the plot on which this new building will be built. We have seen the banking erode over the 12 years we have lived in our house. The banking has not been maintained over this time. An area of the wall bordering the stream has collapsed. Stones have regularly fallen from the large layered slabs that protrude from the banking. Tree roots have become more and more exposed over time. Approximately one month ago intrusive drilling work took place on the plot. A large stone from the slab fractured and fell whilst drilling took place. The layered slabs above now overhang and as such are unstable and loose. Other slabs have also moved with gaps between slabs becoming more prominent. Stone around an old land drain has moved and will soon fall into the stream. The plot lies within 20m of known coal mining workings with shaft and tunnels present under the neighbouring property. The Coal Authority risk assessment completed as part of the original application suggested a formal condition be added for intrusive works and reports be completed. This was to determine what is under the plot and its suitability for building. This formal condition was not added just general guidance listed. Having contacted the Coal Authority they have stated that they would have expected a formal condition to be added especially as historic coal mining works are known within 20m. This formal condition should be added to this application with reports provided to demonstrate suitability for building a property of this size and loading. The Coal Authority response dated 4th February 2019 states "the exact form and extent of investigations needs to be agreed with The Coal Authority's Permitting Team	

extent of investigations needs to be agreed with The Coal Authority's Permitting Team as part of the applicant's permit application". The Case Officer should confirm that if the intrusive works completed a month ago are to be used in mitigation ago they comply with this direction.

The Coal Authorities own documentation states that for every one known coal mine entrance there will be a number of others they are not aware of. Slabbing and tree planting as can be seen on the banking are known methods of closing up old mine shafts and these areas should be further investigated especially considering the instability of the slabbing following the intrusive drilling works.

It is thought that this intrusive drilling work found coal mine workings and coal under the plot on which this new building will be built. As only a small number of holes were drilled these could have easily missed other mine workings and voids. The area is well known for historic coal mining.

All other properties around this banking have substantial retaining walls. In one of these retaining walls can be see a significant crack. Potential further evidence that the banking is unstable and moving. This new building despite being built very close to the edge of a 30ft near vertical banking has no retaining wall. The method of construction to ensure the integrity of the banking against collapse should be provided.

Banking stability is a major safety concern for the reasons stated above. Kirklees Council have a duty of care and to ensure that any construction on this site is safe before any works are allowed to commence especially as erosion and recent instability has been observed.

A site visit is requested from the Case Officer and a member of Building Control Team to observe and review.

7 mature (30ft tall) pine trees were recently removed from the adjacent banking to which this banking borders. These mature trees will have drawn up an enormous amount of water. This will further affect the stability of the banking but will also increase the risk of flooding as this water will now run directly into the stream.

Rain water and precipitation that would previously have gone into the ground will now through the new buildings drainage systems run directly into the stream further increasing flooding risk.

Further trees are likely to be removed as this new building is constructed therefore further destabilising the banking and further increasing flood risk.

The bottom of the banking belonging to the plot on which this new building will be built is in flood zone1 and has seen previous flooding. The construction of this new building will increase flood risk and therefore the Environment Agency should be asked to review their risk assessment.

A banking collapse into the stream would cause major flooding to properties in the immediate vicinity but also to the wider village.